



LA - Catahoula McGee  
Undivided Interest / 832 acres  
+/- Farmland/CRP  
832.19 acres  
\$1,328,145

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445 acres Farmland 2/3 Undivided Interest



500 m  
2000 ft

TerraStride Pro

# Property Report—LA - Catahoula McGee Undivided Interest / 832 acres +/- Farmland/CRP

## Legend

| Feature         | Icon | Colors                                                                            |
|-----------------|------|-----------------------------------------------------------------------------------|
| Generic Polygon |      |  |
| Boundary        |      |  |
| Text Label      | A    |                                                                                   |

## Description

This is a good black land farm located at the end of Doughty Rd on the Tensas River. This farm is located in an area with good soils capable of growing good crops. This is a 2/3 undivided interest in this farm. With the way that the farm is laid out along Doughty Rd you could easily divide the farm and separate the interest. The tenant on this farm has been here for years and is doing a really nice job. The farm is gently rolling and would not be hard to fix for irrigation. Also includes 1/3 undivided interest in 242 acres CRP located on the Ouachita River. This CRP tract provides excellent deer hunting and is currently generating over \$23,000.00 annually. Brown Realty Co Jerry Brown Broker 2189 hwy 425 Rayville LA 71269 318-728-9544

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